

**MINUTES OF AN ANNUAL MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 11 MAY 2026, BEGINNING AT
8.00pm, IN THE VILLAGE HALL**

PRESENT: Cllr Alan Townsend (Chairman)
Cllrs David Barlow (26/002), Neil Jackson, Andrew Noble, Alan Pinnock
and Val Waring

ALSO PRESENT: Mrs Urška Sydee (Clerk)
Uttlesford District Council (UDC) Cllr Geof Driscoll

The Chairman advised that the clerk will record the meeting for the purpose of transcribing the minutes.

26/001. ELECTION OF CHAIRMAN OF THE COUNCIL FOR 2026 / 2027

One nomination was received: Cllr Alan Townsend; proposed by Cllr Neil Jackson and seconded by Cllr Alan Pinnock.
Cllr Alan Townsend accepted the position of Chairman for 2026 / 2027.
Agreed unanimously.
The Declaration of Acceptance to be signed by Cllr Alan Townsend.

20:01 Cllr David Barlow arrived

26/002. ELECTION OF VICE-CHAIRMAN FOR 2026 / 2027

One nomination was received: Cllr Mark Coletta; proposed by Cllr Val Waring and seconded by Cllr Alan Townsend.
Agreed unanimously.
The elected Vice-Chairman Cllr Mark Coletta to sign the Declaration of Acceptance of Office.

26/003. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mark Bloomfield, Mark Coletta; and UDC Cllr Neil Reeve.
All accepted.

26/004. PLANNING COMMITTEE 2026 / 2027

a) Election of Members, Chairman and Vice-Chairman

Members of the Planning Committee 2026 / 2027:

Cllrs Mark Bloomfield, Mark Coletta, Andrew Noble, Alan Pinnock, Alan Townsend and Val Waring.

Agreed unanimously.

Chairman: Cllr Alan Townsend

Vice – Chairman: Cllr Mark Coletta

Agreed unanimously.

b) Terms of Reference

The remit of the planning committee was reviewed, and no changes were made.

26/005. WORKING GROUPS 2026 / 2027

The following working groups were appointed for the year 2026 / 2027:

Airport working Group:

Cllrs David Barlow, Mark Bloomfield, Andrew Noble and Alan Townsend.

Police & Neighbourhood Watch Working Group:

Cllrs David Barlow, Mark Coletta, Neil Jackson and Alan Townsend.

Parish Plan Working Group:

Cllrs David Barlow, Mark Coletta, Neil Jackson, Alan Pinnock, Alan Townsend and Val Waring.

Housing Working Group:

Cllrs Mark Bloomfield, Mark Coletta and Andrew Noble.

Neighbourhood Watch:

Cllr Mark Coletta and Val Waring

26/006. OTHER ORGANISATIONS

The following were appointed for the year 2026 / 2027:

ORGANISATION:

Road Safety

Transport

Health

Footpaths

Tree Warden

UALC

TPLPG (Three Parishes

Local Plan Group)

SAW (Stansted Airport Watch)

REPRESENTATIVE:

Cllr Mark Coletta

Cllr Andrew Noble

Cllr Neil Jackson

Cllr Alan Pinnock

Cllr Alan Townsend

Cllr Alan Townsend

Cllrs Neil Jackson and Alan Townsend

Vacancy

26/007. FINANCIAL REPORT

a) Receipts and Payments Report

A report of the receipts and payments over the financial year 2025 / 2026 had been provided for examination. They were examined and approved. The fixed assets were reviewed.

The Council wish to have an external audit (AGAR3).

b) Annual Government Statement

The questions of the statement were answered by the Council.

The Council unanimously approved the Annual Governance Statement 2025 / 2026 (AGAR Section 1) which was signed by the Chairman.

c) Accounting Statement

The Council unanimously approved the Accounting Statement for 2025 / 2026 (AGAR Section 2) which was signed by the Chairman.

26/008. CALENDAR OF MEETINGS 2026 / 2027

The following dates were agreed:

2026

06 July 2026 at 20:00
07 September 2026 at 20:00
09 November 2026 at 20:00

2027

04 January 2027 at 20:00
01 March 2027 at 20:00
15 March 2027 at 20:00 APM
10 May 2027 at 20:00

The business of an ordinary meeting now follows.

26/009. DECLARATIONS OF INTEREST

Cllr Val Waring expressed an interest because of being a Vice - Chair of Great Hallingbury Village Hall Committee.

26/010. PUBLIC PARTICIPATION

None present.

26/011. MINUTES OF PREVIOUS MEETING

a) Extraordinary Council Meeting

The minutes of the extraordinary meeting held on 23 February 2026 were approved as a correct record of the proceedings and were signed by Chairman, Cllr Alan Townsend.

b) Regular Parish Council Meeting

The minutes of the meeting held on 02 March 2026 were approved as a correct record of the proceedings and were signed by Chairman, Cllr Alan Townsend.

26/012. MATTERS ARISING FROM PREVIOUS MEETING

None.

26/013. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Alan Townsend attended UDC Forum, Great Hallingbury APM, started to cut grass at the Churchyard weekly, he met with UALC secretary, he is checking defibrillator weekly and meeting clerk weekly.

26/014. VAS SPEED SIGN START HILL (Cllr Mark Coletta)

Report was given by Cllr Val Waring on behalf of Cllr Mark Coletta. The VAS speed sign on Start Hill outside Tocher House is not operating correctly as it is obscured by vegetation. This was reported to Essex Highways and ECC Cllr Susan Barker at the last meeting.

26/015. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Uttlesford District Council (UDC) Councillor Geof Driscoll reported:
CIL: expected to be released in autumn, currently in consultation. When released, the Councils will be able to get 25% which can be spent on projects (e.g. infrastructure)

26/016. HIGHWAYS MATTERS

There is an unacceptable amount of litter around the M11 JCN8, which was reported to National Highways.

26/017. COMMUNITY SAFETY PARTNERSHIP (Cllr Mark Coletta)

Report was given by Cllr Val Waring on behalf of Cllr Mark Coletta.
Ongoing, awaiting update from UDC regarding how VAS scheme will be implemented across Uttlesford.

26/018. A120 (Cllr Mark Coletta)

Report was given by Cllr Val Waring on behalf of Cllr Mark Coletta.
Cllr Mark Coletta had an informal meeting with Uttlesford District Councillors Sutton, Reeve, Driscoll, Evans, Dean Hermitage and Stuart Harrison, UDC Transport Officer. The feasibility study for a link road from "Land North of Taylors Farm" to the A120 was discussed.

Points raised:

Estimated funding predicted from £4.2 to £10 million

Link road proposed in the study was 1.5 km, this was challenged as the shortest road could be circa 500m reducing overall costs

A collaborative approach will be required from all stakeholders with to encourage an incentive for all.

The residents of surrounding villages (650 from the Takeley Street Community group, Great Hallingbury, Takeley, Little Canfield have Parish Councils objected) get the road to divert traffic directly to the A120, offering MAG and Pigeon to use the section of road for additional infrastructure to raise revenue to pay for the road.

Reducing traffic on the B1256 and environmental impacts to Hatfield Forest National Trust.

The current road proposal in the feasibility study comes almost to Takeley Street. This looks alarming as it looks like they are looking to connect to Takeley Street. It was agreed by all that this proposal will only make traffic issues worse and create a rat run to Stansted Airport. Takeley Street Action group (not present at the meeting) noted that the planning application for Stansted Northside included a 4th lane around the M11 JCN8. Pigeon and the feasibility study both use this proposed 4th lane in their traffic predictions as a traffic mitigation. This 4th lane proposal has now been withdrawn by the developers at Stansted Northside!

We are currently awaiting for the Highways Departments to make transport comments on the existing planning application at the "Land North of Taylors Farm" The next stage will be to invite Parish councillors and key stakeholders to a formal meeting.

26/019. HALLINGBURYS' SPEED WATCH GROUP

Report was given by Cllr Val Waring on behalf of Cllr Mark Coletta.
Inactive due to time restraints and lack of volunteers.

26/020. NEIGHBOURHOOD WATCH

Report was given by Cllr Val Waring on behalf of Cllr Mark Coletta.
Cllr Mark Coletta met with PCSO in Start Hill discussing anti-social behaviour on 09.04.2026.
Cllr Alan Townsend reported that fuel for grass cutting of the Churchyard had been stolen from the Church equipment shed.

26/021. VILLAGE HALL

a) Report

Cllr Alan Pinnock reported that all is progressing well and the Committee is considering to put the hall on main drainage.

b) Field adj to the Village Hall

Email was sent to FC to confirm the Council's decision at the March meeting. No further communication was received.

26/022. NOTICEBOARD

Noticeboard is on order and awaiting delivery.

26/023. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN

The clerk contacted MP and they wrote to Public affairs Officer. MP requested a meeting with Royal Mail.

26/024. BEDLARS GREEN POND

Cllr Alan Pinnock reported that registering the pond as council land with the land registry proved to be more complex and solicitors might need to be involved. Registering land as council land should have been done in 1965. He expressed some concerns as to what is happening with the access to Alpenrose. The clerk to write to National Trust asking them to inform the Council of any changes of the green.

26/025. DROP BOX

No update.

26/026. CONSULTATION

Developer Contributions SPD Consultation

The Council retrospectively agreed response to the Uttlesford District Council's Developer Contributions SPD Consultation which was previously circulated to the Councillors.

26/027. CORRESPONDENCE

a) Received Correspondence:

- EALC – News e- bulletins; Training e-bulletins; Membership Update - April 2026;
- EALC Chair - Welcome our new CEO.

- Uttlesford District Council – links for agenda for Planning Committee 11 March and 08 April 2x and 02 July 2 x and 7 May 2026; links for minutes for Planning Committee 11 March and 08 April 2026.
 - County Councillor for Great Dunmow division, District Councillor High Easter and the Rodings, Chairman Essex Pension Fund – Enquiry 4027693 – Church Road.
 - RCCE, Administrator – RCCE Village Hall Conference Agenda; Nature Recovery Action Plan Event; Creating a local nature plan for your parish with RCCE & partners event; Housing Needs Survey information.
 - Uttlesford District Council, Community Development Officer - Parish Forum Slides.
 - Resident – letter regarding deliveries.
 - The Essex Safer Speeds Strategy Project team - Essex Safer Speeds Strategy consultation.
 - London Stansted Airport, Community Engagement Manager - London Stansted Airport Parish Council Forum 16.04.2026.
 - Stansted Airport Watch Foundation (SAWF) - Future of Stansted Airport Watch Foundation.
 - Integrated Passenger Transport Unit, Local Bus Network Community Engagement Lead - Love Your Bus round 2 (2025 / 2026) grant fund results.
 - RCCE, Community Engagement Officer - Event at Hatfield Peverel Village Hall: LNRS and Nature Recovery Action Planning.
 - RCCE, Community Engagement Officer - NPPF Consultation; NPPF consultation response- shortened for Parish and Town councils.
 - Phase2planning, Director - Proposals for Beldams Lane, Bishop's Stortford presentation.
 - RCCE - Sustainable Essex Launch
 - EALC, Chair - Resignation of Chief Executive Officer.
 - Essex Safeguarding Adults Board, chair - Letter from Independent Chair of Essex Safeguarding Adults Board.
 - Uttlesford District Council, Communications Manager - Heating oil support for vulnerable households; Government confirms decision on new unitary councils in Greater Essex.
 - Integrated Passenger Transport Unit, Transport Officer - Community Development Officer - Outcome of Consultation – Supported Local Bus Services.
 - EALC, Chief Executive Officer – update from CEO.
 - Sustainable Uttlesford - Sustainable Uttlesford events bulletin April 2026.
 - Stansted Airport, Community & Volunteering Advisor - Stansted Airport Community Survey.
- All received and noted.

b) Late Correspondence

- Uttlesford District Council – link for agenda for Planning Committee 13 May 2026;
 - Perry Williams Ltd - Proposed base station upgrade at Land at 79518, Thremhall Park Business Centre, Start Hill, Bishops Stortford, Cm22 7we (Ngr: E553093, N221599)
- All received and noted.

- Uttlesford District Council, Planning Policy – Little Hallingbury Neighbourhood Plan - Further Consultation.
The Council considered responding and agreed that there is nothing Council wishes to comment on.

26/028. FINANCE

a) Payments

The following payments had been made during the period 30 January 2026 to 24 February 2026:

	£
SLCC – Membership 2026	200.00
NEST – pension contribution	122.44
HMRC – Tax & NICs January 2026	122.25
UK Potholes Ltd – car park	1,020.00
DCK Payroll Solutions Limited – payroll admin	37.80
Clerk – Net salary & expenses February 2026	641.39
Lloyds Bank – Service charges	8.25
HMRC – Tax & NICs February 2026	122.25
R Harris and Son Building Materials – VH field grass cutting	810.00

The following payments had been made during the period 27 February 2026 to 31 March 2026:

	£
Dunmow Training Ltd – course	30.00
NEST – pension contribution	99.21
Lloyds Bank – Service charges	8.67
Clerk – Net salary & expenses March 2026	600.15
NEST – pension contribution	99.20
Hertfordshire County Council – stationery	91.51
HMRC – Tax & NICs March 2026	122.25
Maskall Tree Surgery – tree work	600.00
DCK Payroll Solutions Limited – payroll admin	37.80
Received and agreed.	

b) Income

Locality – grant £1,545.00
Received and agreed.

c) Balances

Treasurers Account (Lloyds) £15,898.00
Community Account (Barclays) £10.00
Received and agreed.

d) Bank Reconciliation

The end of year bank reconciliation was approved and signed by the Chairman.

e) Budget Update

Received and agreed.

f) Approvals

The payments were approved and signed by the Chairman.

g) Insurance

The insurance policy was reviewed and approved.

g) Late Financial Matters

None.

26/029. PLANNING

a) Application Decisions (the Council's comments are shown in brackets)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/20/1098/FUL	Land to the East of Tilekiln Green, Great Hallingbury, Bishop's Stortford, Hertfordshire	Unknown Discharge conditions
	Construction of 15 new dwellings, including 6 affordable dwellings, vehicular access and associated parking and landscaping	in full

(No objections as such, but there should be provision for electric car charging and there should be enough parking spaces due to increasing numbers of cars to each household.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1542/FUL	London Stansted Airport, Bassingbourn Road, Stansted, CM24 1QW	Approved

Airfield works comprising two new taxiway links to the existing runway (Rapid Access Taxiway and Rapid Exit Taxiway) to enable continued airfield operations of 274,000 aircraft movements and an increase in passenger throughput from 43 million terminal passengers to up to 51 million terminal passengers, in a twelve month calendar period

(Objections: The Council understand that from time to time due to "operational" influences, night-time flight durations are extended or continued through the night. Residents show concerns that the recording of these night-time operational changes are self-monitored and recorded by MAG Stansted. This activity could be seen as inappropriate and unjustified. This should be investigated and managed independently.

Night-time flights are without doubt the biggest issue the residents face living next to one of the UK's busiest airports. During the winter months the damp air sustains the smell of burnt aviation fuel and rubber sometimes to a coughing point with the need to cover your mouth level. During the summer, the residents endure the intense noise through open windows or when residing in their gardens. Reports from the residents of an oily substance on their parked cars is constantly reported to us.

As a Parish Council we want to see a real commitment from M.A.G. Stansted for what promises on paper to be a benefit to our community but in reality demonstrates negative impacts to our health and wellbeing.

As a message to MAG, we live here!

When you go home after a day's work to relax and recharge for the next day ahead, this is our home, where we reside to, our residents need this too! We ask that you have this as one of your core responsibilities and assurances. Parish Council are very concerned about the risk to health and wellbeing created by excessive noise and night-time sleep disturbance / deprivation.

The promise of more passenger numbers comes with it all the above, with more traffic congestion and fly parking.

M.A.G Stansted airport have a responsibility to ensure they have shown best practice before reaping the benefits of increased revenue. At times of the M11/A120 are congested our local roads become a rat run of now delayed and speeding travellers concerned about missing their flight. We need to see a strategy put in place to control our local roads; Essex Highways constantly report lack of funds to implement speed

cameras extra signage and infrastructure. This is certainly an area where MAG Stansted can get involved.

Fly parking is an increasing concern for all areas around the airport. Yellow lining areas really doesn't solve the issue; it will only force travellers outwards risking parking in more dangerous places. The only way to solve this is to make parking affordable on site at Stansted, we can imagine fly parking is an inconvenience to travelling passengers, they would want no more than to park at the airport and fly affordably.

We ask that representatives from MAG Stansted attend at least one Parish Council meeting per year, to hear direct concerns from our residents.

We would like to see some priority given to our residents over employment opportunities at Stansted. To lessen the need for travel from areas outside a 10-mile radius. This must be seen as a positive for Stansted as it would encourage a sense of commitment from them and cohesion with employees promoting a benefit for all local communities.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1854/FUL	Cranwellian, The Street, Takeley, Essex, CM22 6NB	Approved

Removal of all existing structures, foundations, internal fences, poles and manege materials, drainage pipes, chambers and tanks, adaption of the existing site access and the erection of 6 residential dwellings with associated infrastructure.

(Objections: Although this development falls into the Parish of Takeley it borders Great Hallingbury Parish.

Our Parish Council were alarmed to see such a catastrophic fire at Cranwellian in May 2023. We understand that fire crews struggled to obtain sufficient water pressure at this location due to the property being at the end of two water supplies (Bishops Stortford and Takeley) this was at approximately 2am on a Sunday morning. Which must of lead to its complete destruction.

This site has a history of contaminated land and serious issues regarding surface and foul water drainage. We are informed senior UDC officers have visited this location previously and are aware of the situation. This site has no mains drainage. The submitted Drainage plan doesn't appear to demonstrate an adequate capacity to manage the discharge from the foul water treatment plant, this appears to be pumped outside the development to where?

Vehicle access would be immediately onto a junction on the B1256 a 40mph road. Planning application UTT/21/3777/OP just meters from this location had previous objections from ECC Highways regarding access onto the B1256. The proposed development also shares excessive noise (with UTT/21/3777/OP) sharing a close proximity to Stansted Airport and the A120. Excessive noise is constant issue in this area with minimal mitigation available whilst enjoying outside areas, it will have a significant negative impact on occupants' mental health and wellbeing.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1854/FUL Re- Consultation	Cranwellian, The Street, Takeley, Essex, CM22 6NB	Approved

Removal of all existing structures, foundations, internal fences, poles and manege materials, drainage pipes, chambers and tanks, adaption of the existing site access and the erection of 6 residential dwellings with associated infrastructure.

(No additional comments to submit to UDC.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2181/OP	Land at Camps Field, Lower Road, Little Hallingbury	Awaiting decision
Outline planning application, with all matters reserved (except for principal access), for the demolition of existing structures and erection of up to 59 dwellings, including affordable housing, associated green and hard infrastructure, public open space, biodiversity enhancements, and principal access off Lower Road.		

(As a neighbouring Parish we would like to point out that this development will curate more access traffic through our village and as such we oppose it.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1542/FUL (Re-consultation)	London Stansted Airport Bassingbourn Road, Stansted	Approved

Airfield works comprising construction of a taxiway fillet adjacent to the previously consented Rapid Exit Taxiway to enable continued airfield operations of 274,000 aircraft movements and an increase in passenger throughput from 43 million terminal passengers to up to 51 million terminal passengers, in a twelve-month calendar period

(No additional comments to send to UDC.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2591/FUL	Land Adjacent 10 Start Hill, Great Hallingbury, Hertfordshire	Awaiting decision

Erection of 5no. dwelling houses

(For information: the land falls within the Public Safety Zones Policy AIR7 and the policy AIR6 Strategic Landscape Areas.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/26/0089/FUL	1 The Gatehouse, The Street, Great Hallingbury, Essex, CM22 7TR	Approved

S73 application to vary condition 2 (approved plans) of UTT/23/0985/FUL (Erection of 1 no. detached dwelling with associated private garden, car parking and landscaping and removal of existing relocatable dwelling)

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/2591/FUL Re-consultation	Land adjacent 10 Start Hill, Great Hallingbury	Awaiting decision

Erection of 5 no. dwelling houses

(The land from this development lies within the Local plan 2005 policy Air 7 public safety zone where no residential development is allowed.

Aircraft noise in this location is extreme with aircraft less than 100m overhead.

Quote (Noise Impact Assessment):

4.3 External amenity spaces

- Garden areas have been positioned to the south of the proposed dwellings, so the buildings act as a buffer to the airport noise to the north.

Response to that quote:

Aircraft fly overhead in both directions less than 100m directly overhead. Insulating the properties will not inhibit the extreme level of noise at this location in the gardens or in the summer months when windows and doors will be open.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/26/0131/OP	Land at Latchmore End, Latchmore Bank, Little Hallingbury, Hertfordshire	Refused

Outline planning application with all matters reserved except access for the erection of two dwellings and associated works

(Objections:

Looking at objections by neighbours, it seems that the arborist's report refers to a tree on the land which belongs to Woodland View – it's a 180 year old oak tree.

The property Latchmore Bank is already comprised of a house, an annex in stables and a flat that sits above garages. That triangle of land is not big enough to accommodate two further properties.

It is not clear where the driveways are, an exit onto the A1060: sight line is not good, and cars are speeding up the hill past Pig Lane or down from Little Hallingbury where they have had a straight road. It is difficult getting out of Church Rd between 8.15am – 9am when vehicles have to contend with school run and rush hour – turning left out of the back gives a difficult turn onto the A1060 with severely restricted view of traffic coming from Little Hallingbury and not only vehicles coming from Bishop's Stortford but also those that have made a right hand turn out of Pig Lane. Many accidents happened over the years.

P8 of the planning statement states that the current Local Plan is over 21 years old and out of date, but it seems that this application is made in advance of the new Local Plan being adopted.

The planning statement makes reference to two planning applications which have been granted locally: 4 Houses land north of Bonningtons (opposite George Pub) – this is a far more residential area; 5 Houses Latchmore Bank (opposite Tithe cottages New Barn Lane) – far more residential area only allowed on appeal.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/26/0165/FUL	Land North of The Gatehouse, The Street, Great Hallingbury, Hertfordshire	Approved

S73 application to vary condition 2 (approved plans) of UTT/25/2147/FUL (Erection of 2no. detached dwelling houses and related works including; upgraded access, parking, amenity areas and landscaping (alternative to approved scheme at Appeal under application UTT/23/1878/FUL)) -To change the size, design and appearance of the dwelling at Plot 2 from a chalet to a two storey dwelling. To increase the size of private garden areas and alter landscaping.

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/26/0229/LB	Howe Green House School, Howe Green Road, Great Hallingbury, Essex, CM22 7UF	Approved

(No objections.) Installation of fibre broadband cable

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/26/0300/FUL	Land adjoining Old Tithe Hall, Start Hill, Great Hallingbury, Hertfordshire	Awaiting decision

Erection of employment building for use within Use Classes B2 (General Industrial), B8 (Storage and Distribution), E(g)(ii) (Research and Development), E(g)(iii) (Industrial Processes), complete with vehicular and pedestrian access from Dunmow Road, parking provision, landscaping and all related infrastructure

(Objections:

B1256 is becoming an industrial corridor

Stansted Distribution Centre approved for an expansion of storage warehousing for B8 and B2 usage (UTT/25/0812/FUL)

Land of Taylors Farm already allocated and approved by the secretary of State's planning inspector under the new Uttlesford Local plan 2026-2041 B2 and B8 usage.

Stansted Northside less than a mile away.

Stansted Distribution Centre and Meadway industrial site both have a filter lane implemented for vehicular access.

If the B1256 were to be widened to facilitate a filter lane, this would involve a significant alteration to the existing road and in our view would also mean acquiring third party land for this planning application.

Whether further industrial development is needed in Great Hallingbury must seriously be considered.

We would like to bring to the council's attention the following matters:

Drainage

There is no mains drainage at this location

No foul water or mains sewage.

No watercourses to allow surface water or sewage treated water to discharge (unlike the application form and drainage statements mention).

Being that the development is buildings and a car park how will drainage be adequately and environmentally managed.

Previous applications

UTT/21/3777/OP (This is directly opposite this site)

Essex Highways objected with reasons of the B1256 being too narrow and that pathways and the highway would need to be widened by the applicant, bearing in mind this was for a residential application.

This application shows HGV usage on its street view plan.

How will HGVs get the turning circle into and out of this site without a filter lane? On a 40mph B1256.

This site access to this development also cuts directly across a National Cycle highway No16 or PPROW No.45 this raises safety concerns.

This area is unlit at night pathways are narrow and non-existent at his location, this is a 40mph road with no safe crossing points.

Under this application Uttlesford Council's Environmental Health response showed extreme levels of noise exceeding 55db LAeq. Noise level will exceed 66-69db at this location just 500m from the southern end of Stansted Airport's Runway.

Heritage

This location has a concentrated level of 8 heritage asset surrounding this development. One of them - Thatched Cottage list No. 123889 - appears to be missing from the applicant's heritage statement.

Great Hallingbury End list No.1365615 would have full view of this development from its curtilage and the style and massing of this application would have an impact on its character and that of Thatched Cottage already severely impacted by industrial development and that of planning application UTT/25/0812/FUL (not yet built)

Flitchway

This proposal shows units built right up to the Flitchway which is considered a recognised wildlife corridor. Many previous applications have been refused on their closeness for ecological reasons.

The 2026-2041 emerging local plan

We are weeks away from adopting a new Uttlesford local plan. This site is not one of the allocated sites.

As this application is not one of the allocated sites in the new Local Plan, will it be dealt with under "presumption" rules by any planning hearing. In the alternative, if this planning application was therefore to be decided under the old 2005 local plan then this development falls into the Countryside Protection Zone. It also contravenes the following policies:

S7 and S8 Countryside Protection Zone

ENV2 Development affecting listed buildings

ENV7 ENV8 Protection to the Flitchway

ENV10 Noise Sensitive

GEN5 light pollution (this area is unlit)

GEN4 noise and disturbance to Neighbours

GEN1 safe access and egress to the B1256

With an emerging local plan adoption imminent, great weight should be given under the new local plan.)

All received and noted.

b) Applications to be Dealt with at this Meeting:

b.1.1) To Retrospectively Agree the Comments on the Following Planning

Applications asked officially:

Application No.

UTT/26/0515/HHF

Site and Development

1-2 Greenways, Woodside Green, Great Hallingbury, Hertfordshire, CM22 7UT

Double storey side extension, single storey rear extension, changes to front fenestration and external finish

No objections.

Application No.

UTT/26/0530/DFO

Site and Development

Land Adjacent 10 Start Hill, Great Hallingbury, Hertfordshire

Details following outline application UTT/22/2829/OP for the erection of 2 no. dwellings with new access - details of layout, scale, appearance and landscaping.

Objections: This is in the public safety zone AIR 7 Air6 flight corridor. The application is for 2 dwellings, and the site plan shows 4. Access and egress are on the crest of a hill on a 40mph unlit road close to the road adjoining Stansted Audi, which has been

a location of several bad accidents over the years. There is also extreme aircraft noise less than 100m directly overhead.

<u>Application No.</u>	<u>Site and Development</u>
UTT/26/0532/HHF	Copper Beech, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7TQ
	Demolition of existing conservatory, erection of single storey front, side and rear extensions

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/26/0632/FUL	Stable at Lodge Farm, Woodside Green, Great Hallingbury, Hertfordshire
	Extension and conversion of stable to a dwelling

No objections as long as it is kept to single storey and in keeping with its original architecture.

b.1.2) To Retrospectively Agree the Comments on the Following Planning Applications Not Asked Officially:

<u>Application No.</u>	<u>Site and Development</u>
UTT/26/0720/PDE	Nonane, Tilekiln Green, Great Hallingbury, Bishop's Stortford, CM22 7TH
	Proposed single storey rear extension - extending 8 metres from rear wall, maximum height 3 metres and height to eaves 2.1 metres

The Parish Council strongly objects to this planning application. Back in May of 2023, an application was made to change the use from existing dwelling into guest house under reference number UTT/23/1138/FUL- this was refused in February 2024. We can find no other application for change of use. In April 2024 an application was made under UTT/24/0893/PDE for a proposed single storey rear extension - extending 8m from rear wall, maximum height 3m and height to eaves 2.1m, this was refused by UDC who stated "The Council has grounds to believe that the property is not being used as a single-family dwelling house but rather as an unlawful use for the purposes of a house of multiple occupancy and a guesthouse and thus the proposal does not meet the criteria of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), Schedule 2, Part 1, Class A. A full planning application is thereby required for the proposed works."

In August of 2024 another application was made for a proposed single storey rear extension extending 8m from rear wall, maximum height 3m and height to eaves 2.1m under UTT/24/2137/PDE. So this is the second time in six months where an application seemingly for the same thing is made. This was also refused in October 2024 when UDC once again stated "The Council has grounds to believe that the property is not being used as a single-family dwelling house but rather as an unlawful use for the purposes of a house of multiple occupancy and a guesthouse and thus the proposal does not meet the criteria of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), Schedule 2, Part 1, Class A. A full planning application is thereby required for the proposed works."

This current application is once again for a proposed single storey rear extension - extending 8 metres from rear wall, maximum height 3 metres and height to eaves 2.1 metres, under UTT/26/0720/PDE. The introduction of the planning statement states "The application seeks Prior Approval for the erection of a single-storey, 8 metre rear extension to an existing lawful dwellinghouse (Use Class C3)." Our understanding of Class C3 is the primary residential use class in England under the Town & Country Planning (Use Classes) Order 1987. It applies to properties used as dwelling houses whether or not they are a person's main residence, and typically includes houses flats, apartments, bungalows and maisonettes. This classification allows local authorities to manage residential developments and ensures that housing is used appropriately within communities.

It is our contention that this property is still being used as a house of multiple occupancy and/or a guest house. Bookings.com under Stansted Airport Guest Rooms, the property is listed as Tilekiln Green Great Hallingbury. The most recent review is dated 25th November 2025. If you try and book for a date in the future the booking widget shows how many rooms are available which suggests that the venue is still being used as a guest house.

Moreover, Companies House shows that Stansted Airport Guest Rooms under I&D Holdings Limited whose registered Office is Nonane, Tilekiln Green, Great Hallingbury, Essex, England, CM22 7TH.

b.2) To Agree the Comments on the Following Planning Applications:

<u>Application No.</u>	<u>Site and Development</u>
UTT/26/0755/HHF	Wallwood, Woodside Green, Great Hallingbury, Essex, CM22 7UW

Demolition of existing outbuilding and erection of replacement outbuilding

No objections if it is replaced like to like and stays as an outbuilding. It should not be changed into residential dwelling later.

<u>Application No.</u>	<u>Site and Development</u>
UTT/26/0928/FUL	Barn At Lodge Farm, Woodside Green, Great Hallingbury, CM22 7UG

S73 application to vary condition 5 (materials) of UTT/25/0486/FUL (conversion of agricultural building into a pair of semi detached dwellings and associated work - further to UTT/24/0362/PAQ3)

No objections.

c) Decision Notifications

Decision notification-UTT/25/1854/FUL 2x was received and noted.

d) Enforcement

Notifications

Planning enforcement investigation notification INV/26/0077/C, INV/26/0080/C and INV/26/0079/C were received and noted.

e) Existing Address Letter

Existing address letters - 24/00134/NEWNUM - Land North of The Gatehouse The Street and 25/00132/NEWNUM - Plot 2 Land North of The Gate House The Street were received and noted.

f) Late Planning Matters

Application No.

UTT/26/0515/HHF

Site and Development

1-2 Greenways, Woodside Green

Double storey side extension, single storey rear extension, changes to front fenestration and external finish

No objections.

26/030. MEMBERS' REPORTS

Report from Stansted Airport Forum attended by Cllr Andrew Noble was circulated prior to the meeting and it was received and noted.

26/031. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

To propose items for the next agenda and to receive miscellaneous information.

26/032. NEXT MEETING

The next meeting of the Parish Council is scheduled to be held Monday, 06.07.2026 at 20:00 in the Great Hallingbury Village Hall.

The meeting ended at 20:55

Signed.....
(Chairman)

Date.....